

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner II

**SUBJECT:** SP 10-1-04 / 04-439 / Rickell-Say's Plaza / 6650 Stirling Road/ Generally located south of Stirling Road, between Northwest 66<sup>th</sup> and 67<sup>th</sup> Avenues

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SP 10-1-04 / 04-439 / Rickell-Say's Plaza / 6650 Stirling Road

### **REPORT IN BRIEF:**

The 3.13-acre subject site is located south of Stirling Road, between Northwest 66<sup>th</sup> and 67<sup>th</sup> Avenues. The applicant is proposing a commercial complex consisting of a one-story building with eight (8) commercial bays, and a two-story building with thirty-eight (38) commercial bays. The proposed two (2) commercial buildings total approximately 34,551 square feet in area.

The subject site design meets the intent of the B-2, Community Business District. The subject site is designed with an emphasis on pedestrian movement throughout the property with a paver walkway between the buildings. In addition, the retail building is designed with a covered breezeway on the front portions that offers a welcoming environment. The parking for the retail and office buildings will be located in the front of the buildings (northeast corner).

The architectural designs of the commercial buildings have a Mediterranean feel. The buildings are designed with clean lines, arcs, and decorative features. A cornice treatment is placed along the top of the exterior wall for aesthetic purposes to screen the mechanical equipment on the roof. In addition, the front elevations consist of a Spanish tile roof broken up by smooth stucco finish build-outs with eifs treatments. Arched entries are split up by stucco finished columns equally space from one another. Rectangular glass doors and windows are located uniformly next to one another with similar casing.

Vehicular access onto the site is via four (4) openings along the northern, eastern, and western site boundary lines. One (1) of the openings off Stirling Road is ingress only, and the other three (3) openings off 66<sup>th</sup> and 67<sup>th</sup> Avenues are full access openings.

The new retail and office building is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed commercial uses continue the current uses along the Stirling Road.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve SP 10-1-04 Rickell-Say's Plaza, based on the planning report and the following: 1) that stucco bands be added on the west side of building two and on the south side of building one; 2) on E-1, adjust the walkway to match SP-1; 3) add two dumpsters, one in the front and one in the rear; 4) to look at the office/retail uses, as it appears there is not enough parking; 5) eliminate the five-foot wide walk-thru area; 6) bring back the color samples at another time; 7) revisit where handicapped ramp approaches sidewalk; 8) if the second floor areas are to be kept, then on bays 36, 37, 38, 29, 30 and 31, doors be added to the back terraces; 9) on the south area of building two, add three eight-foot Acacias; 10) on the northwest, change the trees to Oaks; 11) on Stirling Road, line up the two Oak trees at the main entrance so that they are parallel and the same distance to the road; 12) that in six months, the two-foot landscaping under the car overhang be inspected to see if it is a problem; and 13) that everyone on the Committee agreed that the parking was not sufficient for the area, that it be noted in the report, that the item be moved forward; however, it was the applicant's business. (Motion carried 4-0, Mr. Aucamp left)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** Say Construction, LLC  
**Address:** 1925 Brickell Avenue, D-506  
**City:** Miami, Florida, 33129  
**Phone:** (786) 426-1118

**Petitioner:**

**Name:** Associated Engineers of South Florida, Inc.  
**Address:** 5450 Griffin Road  
**City:** Davie, Florida, 33314  
**Phone:** (954) 584-6880

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**Background Information**

**Application Request:** Site plan approval for a new one and two-story commercial building complex

**Site Plan Committee**

**Recommendations:** At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve SP 10-1-04 Rickell-Say's Plaza (Motion carried 4-0, Mr. Aucamp left).

**Address/Location:** 6650 Stirling Road/ Generally located south of Stirling Road, between Northwest 66<sup>th</sup> and 67<sup>th</sup> Avenues

**Future Land**

**Use Plan Map:** Commercial

**Zoning:** B-3, Planned Business Center District

**Existing/Proposed Use(s):** Vacant / Retail: 28,311 sq. ft. and Office: 6,240 sq. ft.

**Parcel Size:** 3.13 acres (136,362 sq. ft.)

### Surrounding Uses:

<b>North:</b>	Vacant
<b>South:</b>	Single-Family Residential Homes (Hollywood)
<b>East:</b>	Gas Station & Laundry Businesses
<b>West:</b>	Retail Shopping Center

### Surrounding Land Use Plan Map Designations:

Commercial
Not in the Town of Davie
Commercial
Commercial

### Surrounding Zoning:

<b>North:</b>	B-2, Community Business District
<b>South:</b>	Not in the Town of Davie
<b>East:</b>	B-2, Community Business District
<b>West:</b>	B-2, Community Business District

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## **Zoning History**

### **Related Zoning History:**

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

### **Previous Requests on same property:**

*Plat Application*, on June 23, 1960 the Heritage Lake Estates plat was approved and recorded by the County in Book 53 of plats at page 16 of the public records of Broward County, Florida

*Vacation Application*, on June 19, 1985, (Ordinance 85-057) approved abandoning easements established by the plat of Heritage Lakes Estates Section One.

*Vacation Application*, on June 19, 1985, (Ordinance 85-058) approved the vacation of right-of-way established by the plat of Heritage Lakes Estates Section One.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24(J))*, Planned Business Center (B-3) District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to meet the shopping and service needs of large sections of the town or metropolitan areas. Such business generally requires considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible location convenient for motorists.

*Land Development Code (Section 12-208 (A)(22))*, Requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional,

governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Element, Objective 4:* Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

*Future Land Use Element, Policy 7-4:* Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Element, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Application Details**

The applicant's submission indicates the following:

1. *Site:* The 3.13-acre subject site is located south of Stirling Road, between Northwest 66<sup>th</sup> and 67<sup>th</sup> Avenues. The applicant is proposing a commercial complex consisting of a one-story building with eight (8) commercial bays, and a two-story building with thirty-eight (38) commercial bays. The proposed two (2) commercial buildings total approximately 34,551 square feet in area.

The subject site zoned B-3, Planned Business Center District and is currently a vacant parking lot. Adjacent to the north of the subject site is a vacant lot zoned B-2,

Community Business District, to the east and west are commercial buildings zoned B-2, Community Business District, and to the south are Single-Family Residential Homes located within the City of Hollywood.

The subject site design meets the intent of the B-2, Community Business District. The subject site is designed with an emphasis on pedestrian movement throughout the property with a paver walkway between the buildings. In addition, the retail building is designed with a covered breezeway on the front portions that offers a welcoming environment. The parking for the retail and office buildings will be located in the front of the buildings (northeast corner).

2. *Architecture:* The architectural designs of the commercial buildings have a Mediterranean feel. The buildings are designed with clean lines, arcs, and decorative features. A cornice treatment is placed along the top of the exterior wall for aesthetic purposes to screen the mechanical equipment on the roof. In addition, the front elevations consist of a Spanish tile roof broken up by smooth stucco finish build-outs with eifs treatments. Arched entries are split up by stucco finished columns equally space from one another. Rectangular glass doors and windows are located uniformly next to one another with similar casing.
3. *Access and Parking:* Vehicular access onto the site is via four (4) openings along the northern, eastern, and western site boundary lines. One (1) of the openings off Stirling Road is ingress only, and the other three (3) openings off 66<sup>th</sup> and 67<sup>th</sup> Avenues are full access openings.

The subject site indicates loading spaces in the rear of both proposed buildings with dumpster enclosures. The site plans demonstrate truck maneuverability onsite to and from the loading space and dumpster. Furthermore, appropriate signage shall be installed to eliminate any type of traffic hazards.

The proposed parking meets the requirements of the Town of Davie Land Development Code. The code requires one hundred thirty-five (135) parking spaces for the proposed uses. Currently, the proposed site plan provides one-hundred five (105) standard parking spaces, twenty-seven (27) compact spaces, and five (5) handicapped spaces.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* All wall and tenant signs shall meet code prior to the issuance of a sign permit. In addition, a master sign plan identifying font, color, size, and lighting shall be provided to Town staff for review and approval prior to the issue of a sign permit.

6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The plan illustrates plant material along the perimeter of the site including Green Buttonwood, Brazilian Beauty Leaf and Live Oak,. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with thirty-six (36) inch high planting material.
  7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
  8. *Open Space and Recreation:* The Driftwood - Recreational Trail is located along the subject sites northern boundary line parallel to Stirling Road. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.
  9. *Compatibility:* The new retail and office building is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed commercial uses continue the current uses along the Stirling Road.
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### **Significant Development Review Agency Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Planning and Zoning:**

Provide pedestrian crosswalks at all sidewalks that crossover vehicle accesses on the site.  
2/1/05 (*This has been completed*)

Staff notes the site plan has no propose "focal point." Staff recommends the addition of architectural features in the center of the site connecting the two commercial buildings with pavers in a round, or other architectural streetscape element. (*The petitioner attempted to meet this recommendation with pavers uniquely placed in a circle*)

#### **Engineering:**

Provide preliminary storm water management calculation to ensure adequate retention are (*This has been completed*)

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## **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner attempted to conduct two (2) meetings with the public on December 13, 2004 and December 20, 2004. The meetings were held at Eastside Community Hall. The applicant sent seventy-eight (78) mailings to the surrounding residents. There was no public attendance at either meeting.

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## **Staff Analysis**

The submitted site plan is zoned B-3, Planned Business Center District and is designated Commercial on the Town of Davie Future Land Use Map. Commercial buildings are permitted in both this zoning district and land use category. The purposed development of the commercial building is in character with the adjacent parcels.

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## **Findings of Fact**

Staff finds that site plan is consistent with the general purpose and intent of the B-3, Planned Business Center District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

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## **Staff Recommendation**

The subject application is complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration, with the following recommendation:

1. Staff recommends removing the plant material in front of the two-story retail/office building and extend paver out to the park spaces.

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## **Site Plan Committee Recommendation**

At the April 12, 2005, Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve SP 10-1-04 Rickell-Say's Plaza, based on the planning report and the following: 1) that stucco bands be added on the west side of building two and on the south side of building one; 2) on E-1, adjust the walkway to match SP-1; 3) add two dumpsters, one in the front and one in the rear; 4) to look at the office/retail uses, as it appears there is not enough parking; 5) eliminate the five-foot wide walk-thru area; 6) bring back the color samples at another time; 7) revisit where handicapped ramp approaches sidewalk; 8) if the second floor areas are to be kept, then on bays 36, 37, 38, 29, 30 and 31, doors be added to the back terraces; 9) on the south area of building two, add three eight-foot Acacias; 10) on the northwest, change



the trees to Oaks; 11) on Stirling Road, line up the two Oak trees at the main entrance so that they are parallel and the same distance to the road; 12) that in six months, the two-foot landscaping under the car overhang be inspected to see if it is a problem; and 13) that everyone on the Committee agreed that the parking was not sufficient for the area, that it be noted in the report, that the item be moved forward; however, it was the applicant's business. (Motion carried 4-0, Mr. Aucamp left)

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## **Town Council Action**

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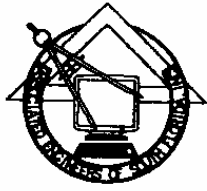
### **Exhibits**

1. Site Plan
2. Public Participation Summary
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**Exhibit 1 (Petitioner's Public Participation Summary)**



**ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC**

**PLANNING • DESIGN • STUDIES • INSPECTION SERVICES**

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

April 8, 2005

**Town of Davie Planning and Zoning Division**  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Att: Mr. David Abramson, Planner II

Re: Rickell-Say Plaza  
Public Hearings  
Our Project No. 04-109

Dear David:

Please be advised that as required by Davie Code we did advertise and notify all the property owners surrounding the subject property within 1000 feet to invite them to two Public Hearings dated December 6, 2004 and December 13, 2004. The meetings were scheduled to take place at 6:00 p.m. on both dates and we waited until 7:00 p.m. on both days and nobody attended these two meetings.

We hope that the above satisfies the requirements of public participation in the site plan review process.

Sincerely,

ASSOCIATED ENGINEERS  
OF SOUTH FLORIDA, INC.

**Oscar Tovar, E.I., Project Engineer**

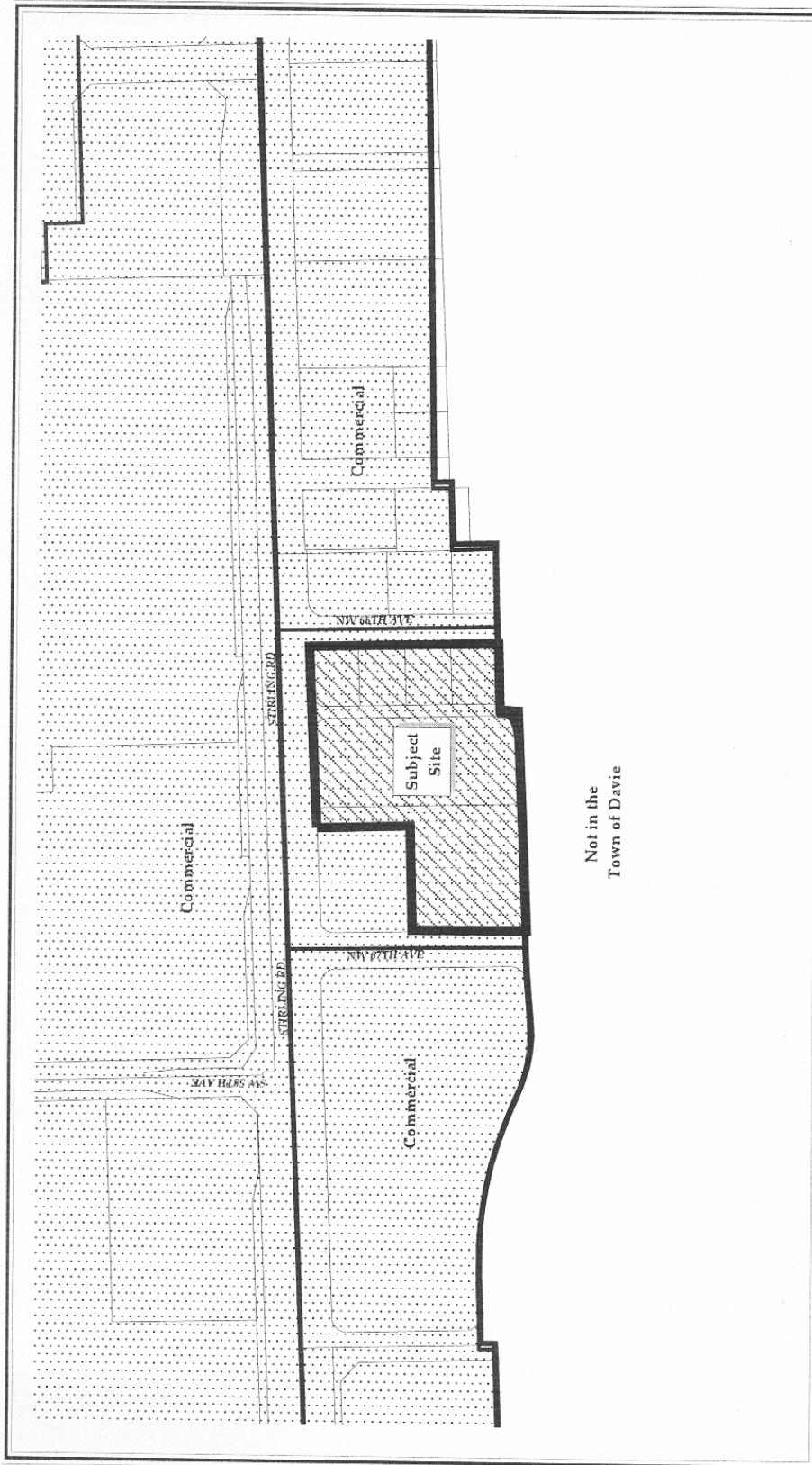
cc: Mr. Freddy Roye

04-109 DPZ-2 gxaletters

**Phone: (954) 584-6880**

**Fax: (954) 584-2862**

## Exhibit 2 (Future Land Use Map)



The Town of Davie  
Development Service Department  
Planning & Zoning Division



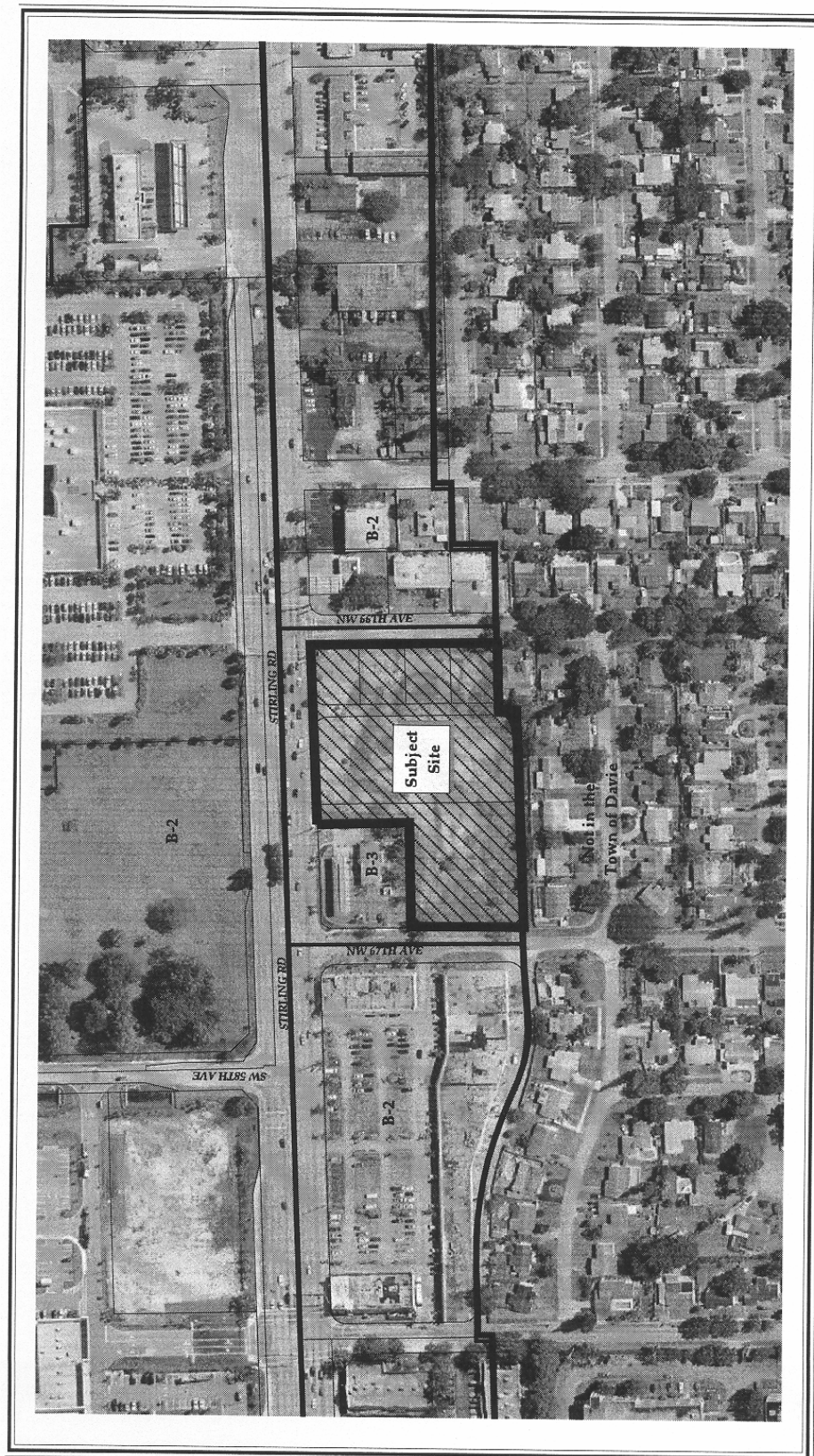
Scale



Site Plan Application  
SP 10-1-04, Rickell-Say's Plaza  
Future Land Use Map

Prepared By: D.M.A.  
Date Prepared: 4/5/05

# Exhibit 3 (Aerial, Zoning, and Subject Site Map)



The Town of Davie  
Development Service Department  
Planning & Zoning Division



0 500 Feet

Scale

Site Plan Application  
SP 10-1-04, Rickell-Say's Plaza  
Aerial, Zoning, Subject Site Map

Prepared By: D.M.A.  
Date Prepared: 4/5/05